

**TOWN OF LIBERTY  
PLANNING BOARD MINUTES  
FEBRUARY 10, 2015**

**MEMBERS PRESENT**

Lynn Dowe, Chairman  
Vincent McPhillips  
Judy Siegel  
Denise Birmingham  
John Van Etten  
Branden Reeves  
Lydia Rolle

**ABSENT**

**ALSO PRESENT**

Walter Garigliano, Town Attorney  
Mark Van Etten, CEO  
See attached sign in sheet

---

**CHAIRMAN DOWE CALLED THE MEETING TO ORDER AT 7:04 PM.**

**ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY DENISE BIRMINGHAM, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR JANUARY 6, 2015. ALL IN FAVOR, APPROVED.**

**Leibish Teitelbaum  
Special Use Permit  
12 Village Green Circle  
SBL: 47.-3-2./1201  
Zone: DCC #2014-0022**

**CONTINUATION OF RECESSED PUBLIC HEARING**

No one is present from the public.

**ON A MOTION MADE BY JOHN VAN ETTEN, SECONDED BY DENISE BIRMINGHAM, THE PUBLIC HEARING IS CLOSED. ALL IN FAVOR, APPROVED.**

**Agudath Israel of America  
Camp Agudah  
Special Use Permit  
SBL: 29.-1-24.1  
Zone: R-1 #2014-0024**

**CONTINUATION OF RECESSED PUBLIC HEARING**

No one is present from the public.

**ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY DENISE  
BIRMINGHAM, THE PUBLIC HEARING IS CLOSED. ALL IN FAVOR, APPROVED.**

**Cong. Tashbar Toras Chaim  
Special Use Permit  
SBL: 18.-1-7  
Zone: AC #2015-0002**

**CONTINUATION OF RECESSED PUBLIC HEARING**

No one is present from the public.

**ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY DENISE  
BIRMINGHAM, THE PUBLIC HEARING IS CLOSED. ALL IN FAVOR, APPROVED.**

**Leibish Teitelbaum  
Special Use Permit  
12 Village Green Circle  
SBL: 47.-3-2./1201  
Zone: DCC #2014-0022**

No one present for this matter.

**Agudath Israel of America  
Camp Agudah  
Special Use Permit  
SBL: 29.-1-24.1  
Zone: R-1 #2014-0024**

Meir Frischman appeared for this matter. Mr. Frischman explains that the proposed addition will be 13'4" X 39'.

Chairman Dowe advises that the 239 review was received from the County and it is a matter for local determination.

**ON A MOTION BY JOHN VAN ETTEN, SECONDED BY JUDY SIEGEL, THE SPECIAL USE PERMIT FOR AGUDATH ISRAEL OF AMERICA – CAMP AGUDAH WAS APPROVED. ALL IN FAVOR, APPROVED.**

**Cong. Tashbar Toras Chaim  
Special Use Permit  
SBL: 18.-1-7  
Zone: AC #2015-0002**

Randy Wasson, Engineer appeared for this matter. Mr. Wasson advises that the proposed addition onto building #20 will be 36' X 27'8". Mr. Wasson explains that the proposed addition will not add to the population of the camp and there is a SPEDES permit in place for 20,800 gallons per day.

**ON A MOTION BY JOHN VAN ETTEN, SECONDED BY JUDY SIEGEL, THE SPECIAL USE PERMIT FOR CONGREGATION TASHBAR TORAS CHAIM WAS APPROVED. ALL IN FAVOR, APPROVED.**

**Camp Adas Yereim  
Special Use Permit  
SBL: 18.-1-6  
Zone: AC #2014-0025**

Joshua Evans of Adler Engineering appeared for this matter. Mr. Evans advises that he has a copy of the SPEDES permit for the Board's review but does not have the flow information.

A brief discussion took place regarding the landscaping, lighting and the layout of the proposed building. It was determined that a new landscaping / lighting plan be submitted along with the requested flow data for the sewer system.

**Cong. Kahal Yirie Hashem, Inc.  
Special Use Permit  
SBL: 36.-1-12  
Zone: R-1 #2015-0001**

Randy Wasson, Engineer appeared for this matter. Mr. Wasson explains to the Board that the unit has been moved slightly to be more centered between the other units and that the

current SPEDES permit is for 6,000 gallons a day. Mr. Wasson explains that he has been in contact with the Health Department regarding the failing sewer system and they have agreed to extend the deadline on getting an Engineers report on the repairs that need to be made. Mr. Wasson also advises the Board that the owner has agreed to remove the unsafe garage at the same time as they remove the unit that was destroyed by fire.

A brief discussion took place and it was determined that this matter will be sent for 239 review and will be scheduled for a public hearing.

**Eisdorfer Subdivision Redevelopment  
State Route 55  
SBL: 40.-1-22.1  
Zone: R-1 #2014-0018**

Attorney Garigliano advises that this matter was removed from the agenda earlier in the day at the request of the Meltzer and Zeno Law Firm.

**Kelly Bridge Developers Corp (Mobile Home Park)  
Special Use Permit  
SBL: 40.-1-1.1  
Zone: RD #2015-0003**

Eli Brezel appeared for this matter. Mr. Brezel advises that they would like to relocate a previously approved swimming pool. Mr. Brezel explains that they would be moving the pool about 400 feet and it would now be located next to the other pool. By relocating the pool it will be safer for the children who are walking to the pool and it also allows for more parking next to the Synagogue.

**ATTORNEY GARIGLIANO READS SEQR INTO THE MINUTES.**

**ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY JUDY SIEGEL, THE BOARD UNANIMOUSLY DECLARES A NEGATIVE DECLARATION ON THE KELLY BRIDGE DEVELOPERS SERVICES SPECIAL USE PERMIT.**

A brief discussion continued and it was determined that this matter would be scheduled for a public hearing.

**Yeshiva Letzirim  
Special Use Permit  
SBL: 35.-2-18.1 & 35.-2-20  
Zone: RD #2015-0004**

Anthony Meluso, Engineer and Robert Werlau, contractor appeared for this matter. Mr. Meluso explains that his clients would like to construct two more dorms down in the “phase 2 septic area” which will be slightly larger than the previous dorm buildings and a new deck on the main building. Mr. Meluso advises that his clients would also like to construct two 28’ X 48’ classroom buildings on the adjoining property.

Attorney Garigliano advises that the property owner should consider merging the properties. Mr. Meluso advises that he will discuss this with his client.

A discussion continued and it was determined that the properties should be merged and a final map showing exactly what they plan to do needs to be submitted.

A very brief discussion took place with Supervisor Barbuti regarding some changes that are being made to the zoning.

**ON A MOTION MADE BY JOHN VAN ETEN AND SECONDED BY BRANDEN REEVES, THE MEETING WAS ADJOURNED AT 8:22 PM.**

Respectfully submitted,

Tammy Wilson, Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Liberty’s Planning Board from a meeting held on February 10, 2015 are not to be construed as the final official minutes until so approved.

  X   Approved as read.